

1/16/06 - Monday, January 16, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of January 16, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Tappen, Duax, Waedt, Kaiser, FitzGerald, Ms. Jensen, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Levandowski.

1. **REZONING (Z-1341-06) “ TR-1A TO R-1, Statz Avenue**

Haselwander Brothers, Inc., has submitted a request to rezone a parcel located on the south end of Statz Avenue from Temporary R-1A to R-1 to allow an existing single-family home to be moved onto the site. Sewer and water are available.

No one appeared in support or opposition.

Mr. Kaiser moved to recommend approval of the rezoning. Mr. Vande Loo seconded and the motion carried.

2. **REZONING (Z-1342-06) “ TR-1A to R-1, 2719 W. Vine Street**

Balts Construction, Inc., has submitted a request to rezone property located at 2719 W. Vine Street from Temporary R-1A to R-1. The property has an existing single-family residence connected to City utilities.

No comment from the applicant and no one appeared in opposition.

Mr. Vande Loo moved to recommend approval. Mr. Waedt seconded and the motion carried.

3. **DEDICATION OF LAND “ Truax Blvd. Right-of-way**

Mr. Amundson presented a request to accept the dedication of land along Truax Boulevard at the intersection of N. Clairemont Avenue. Truax Boulevard will be reconstructed as part of the 2006 Capital Improvement Program, which includes a separation of the pedestrian/bicycle path along the south side of Truax Boulevard. Additional right-of-way is required on the southwest corner of Truax Boulevard at N. Clairemont to accommodate the path.

Mr. Kaiser moved to recommend acceptance of the land dedication. Mr. FitzGerald seconded and the motion carried.

4. **FINAL CONDO PLAT (P-01-06) “ Silver Ridge Condominium**

TEC Design has submitted the final condo plat for Silver Ridge Condominium located at the northeast corner of Black Avenue and Tweed Drive. The property is an existing four-plex, which applicant wishes to split into four units to allow sale as

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separate units. Mr. Tufte added that the structure will be reviewed for compliance with building codes for condominiums.

Ms. Kincaid moved to recommend approval. Mr. Vande Loo seconded and the motion carried.

5. **DISCUSSION**

A. Detached Accessory Garages

Mr. Tufte presented a draft of a proposed ordinance amendment to allow consideration by conditional use permit more than one detached garage as an accessory use on a residential lot. Currently only one detached garage is allowed. He reported that the City has received a request from a property owner to amend the Zoning Code to allow consideration of more than one detached accessory garage on a residential lot. The proposed draft would start with lots one acre or larger. Several commissioners commented that the size of the lot need not be defined, since there are already required rear yard areas which will limit the possibility of a second detached garage. The commissioners also discussed raising the height limit from 15 feet to 16 feet to allow for common garage types. The staff will return with statistical information on lot sizes in the City.

B. Multi-family Design Manual

Mr. Tufte presented a revised draft of the manual based on discussions with the Plan Commission. The commissioners discussed the need for clarification between the general principles of site design as described on pages 5 and 6, and the specific standards that are required starting after page 7. It was the consensus of the commission to eliminate pages 5 and 6 and to clarify the specific standards, which are required. Several commissioners commented that more illustrations and photos might help developers understand what design elements are being requested. It was also requested to add footnotes for references to the 2005 Comprehensive Plan.

C. Pavement Standards “ Residential Lots

Mr. Tufte presented a draft of possible ordinance amendments to create pavement standards as they apply to residential lots. A survey of other Wisconsin communities was included. The standards within the ordinance were based on those used in other cities. The commission suggested some minor changes to the draft, which will then be presented at a future public hearing.

MINUTES

The minutes of the meeting of January 3, 2006 were approved.